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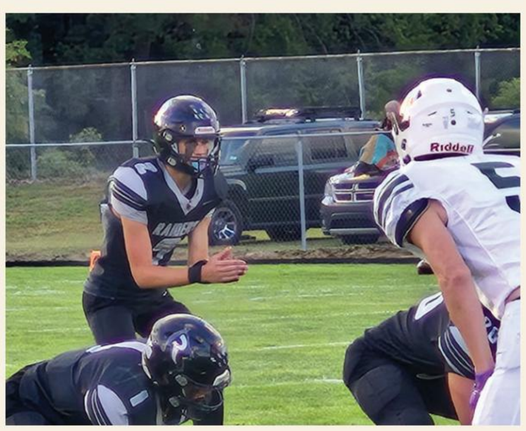

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IF YOU BUILD IT, THEY WILL COME…

GROUND BROKEN ON BASEBALL, SOFTBALL FIELDS RENOVATIONS

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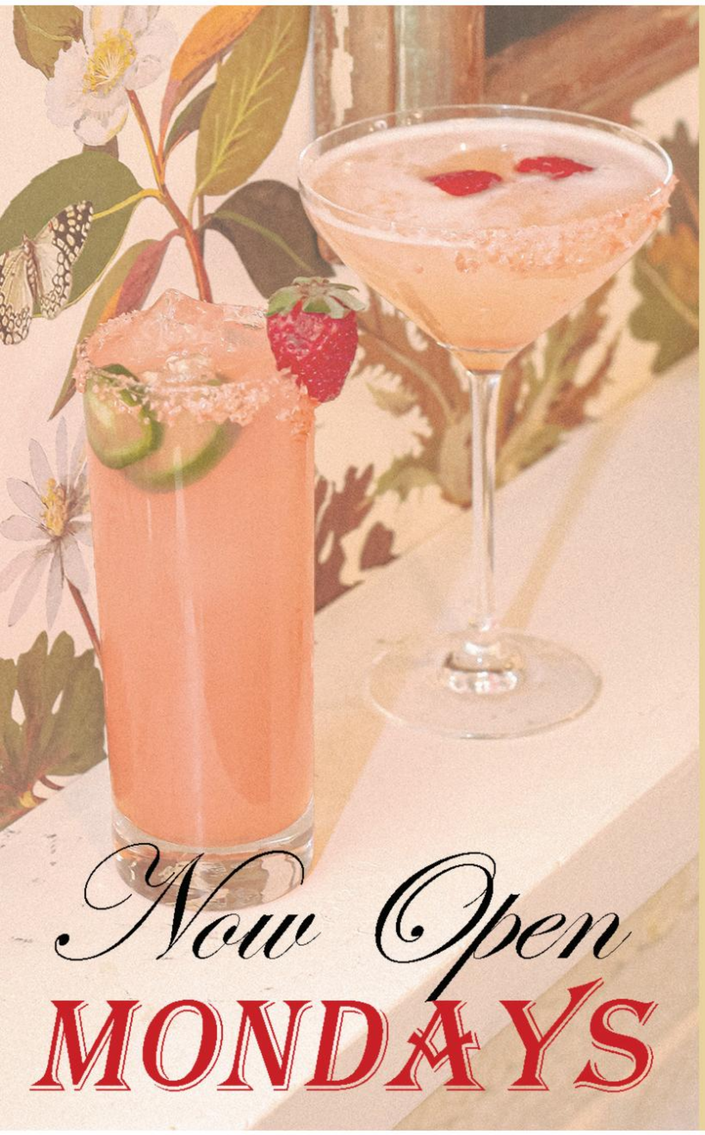

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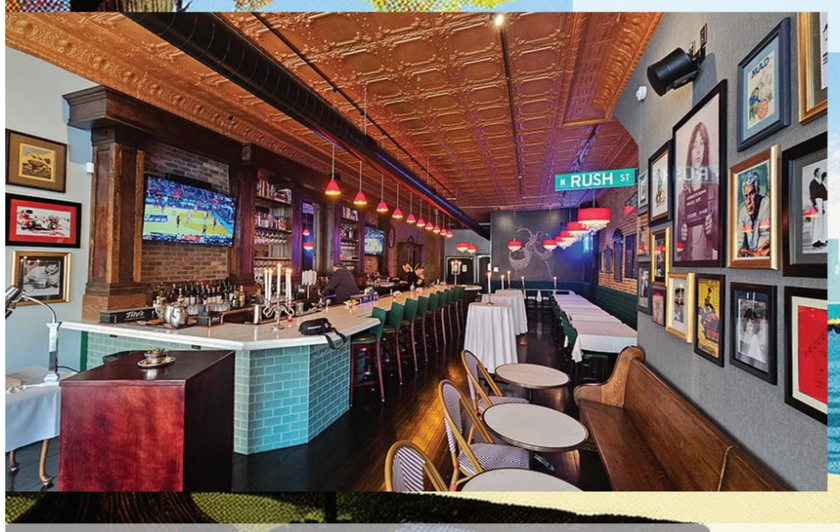

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Agreements approved for Michigan City data center

BY STAN MADDUX

A financial agreement along with tax abatement have been approved for a data center that recently started being constructed in Michigan City.

The Sept. 2 decision by the city council was made after a more than three-hour overview of the project and hearing from supporters as well as opponents.

So far, the operator of the data center has not been publicly disclosed but will be once all of the legal work tied to the project has been completed, said John Peret of Phoenix Investors, the current owner of the property.

Peret described the operator, though, as a U.S. based "Global 50 company in the data center world."

The agreement calls for one-time payments of $5.5 million to the city; $1 million to the Economic Development Corporation Michigan City and $100,000 to the city's Sanitary District once an occupancy permit has been issued.

There will also be annual payments of $500,000 to the city under the 40-year agreement.

Under the 10-year tax abatement, the amount of money collected from property taxes annually will increase from $22,000 to an estimated $926,000, officials said.

Property taxes collected yearly goes up to an estimated $1.5 million once the tax abatement has expired.

The data center is going in at the former Anco and later Federal Mogul windshield wiper manufacturing plant vacant for nearly 20 years at 402 Royal Road on the city's east side.

The agreement and tax incentives are viewed as good faith offerings from both sides since a data center already complies with the current land use zoned for manufacturing and the property is privately owned.

So far, the operator of the data center has not been publicly disclosed but will be once all of the legal work tied to the project has been completed, said John Peret of Phoenix Investors, the current owner of the property.

"They don't need the city," said Council President Dorothy Tillman.

As many as 800 construction jobs are expected to be created until the facility is completed.

"That's weeks, months and even years of steady business for our hotels, restaurants and retailers," said Michael Schick, general manager of 4411 Inns and Suites along U.S. 12 close to where the data center is planned.

Peret said at least 30 people in high skilled positions will work there with other permanent jobs in areas like maintenance and support.

Supporters spoke about the potential for even more new jobs from other companies that might come to provide the data center with parts and other services.

"I believe this type of development will help us," said Mark Yagelski, a resident and member of the La Porte County Council.

"I feel it's the right decision for all of us," said City Councilman Tim Bietry.

Opponents expressed concerns over things like noise for nearby residents and NIPSCO electric rates going up to offset the utility's cost of delivering the large amount of power required for data centers to operate.

Plans call for the creation of a maximum 8-foot earthen berm and other buffers dense with trees and bushes to absorb much of the noise, which will be under the maximum allowed under local codes, Peret said.

Rick Kalinski, director of Economic Development and Public Affairs for NIPSCO, said upgrades to a nearby substation will allow the utility to provide the facility with ample power.

"These costs will not be passed on," he said.

Some data centers are huge consumers of water for cooling their high-density servers.

However, plans here call for construction of a closed loop system allowing water for cooling to be constantly recycled after the initial fill up.

Opponents also urged the city to do what it can to hold representatives of the data center to their promises for limiting any negative impact it might have on quality of life.

"You have a chance to make it a national model of good so municipal officials from across Indiana and elsewhere will come here to Michigan City to see how data centers are done right, rather than them being an example of how to do them wrong," said resident Deborah Shore.

Want less. — *Dino N. Fatouros*

Local Government Meetings

New Buffalo Times

Democracy Requires Transparency

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CITY OF NEW BUFFALO PLANNING COMMISSION MEETINGS
Meets on the 1st Tuesday of each month at 5:30PM
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HOWARD MALES, MICHELLE HEIT, MICHELLE HANNON, PATTY IAZZETTO, BARBARA ANDERSON
Board meets on the 3rd Monday of each month at 4PM
NEW BUFFALO TOWNSHIP PLANNING COMMISSION
Meets on the 1st Tuesday of each month at 6:30PM
SHERIFF BERRIEN COUNTY
Sheriff, Chuck Heit
Undersheriff, Greg Sanders
NEW BUFFALO AREA RECREATIONAL AUTHORITY
Meets at 10AM on the 2nd Wednesday of every other month (odd) at New Buffalo Township Hall, 17425 Red Arrow Highway New Buffalo
NEW BUFFALO AREA SCHOOLS BOARD
LISA WERNER, JOHN HASKINS, DENISE CHURCHILL, JENNIFER SUMMERS, VANESSA THUN, STEPHEN DONNELLY, GREG VOSBERG
The Board meets on the 2nd and 4th Mondays of each month at 6PM
CHIKAMING TOWNSHIP
CHIKAMING TOWNSHIP BOARD
DAVID BUNTE, PAULA DUDIAK, LIZ RETTIG, RICHARD SULLIVAN, ARTHUR ANDERSON
Chikaming Board meets on the 2nd Thursday of each month at 6:30PM
CHIKAMING TOWNSHIP PLANNING COMMISSION
Meets on the 1st Wednesday of each month at 6:30PM
THREE OAKS
THREE OAKS TOWNSHIP BOARD
Meets on the 2nd Monday of each month at 7PM
VILLAGE OF THREE OAKS BOARD
Meets on the 2nd Wednesday of each month at 7PM
GRAND BEACH
Meets on the 3rd Wednesday at 5PM EST
KIMBERLY WOLNIK, CLERK-TREASURER
HARRY WALDER, JACK GRACE, ED SEBASTIAN, PETER DOERR, EDWARD BRANDES
MICHIANA
VILLAGE OF MICHIANA COUNCIL
Meets on the 2nd Friday of each month at 1PM

New police chief for Michigan City

BY STAN MADDUX

A new police chief has been named in Michigan City as the community struggles to get a handle on gun violence, including a string of recent shootings.

The announcement Monday, Sept. 8, came fewer than 24 hours after an individual survived being shot multiple times and less than a week after the city's second fatal shooting since early August.

Beginning Sept. 14, Marty Corley will return to the rank and file at the department after serving as chief since January of 2024.

He will be replaced by Assistant Chief Steve Forker, who was chief for over two years until replaced by Corley.

In a prepared statement, Mayor Angie Nelson Deuitch, who appointed Corley after taking over as mayor, said her decision reflects the city's commitment to strengthening things like public safety.

She praised Corley for balancing his work in law enforcement with his duties on the school board and several community organizations.

"While this was a difficult decision, the demands of the Chief's office require singular focus, especially during this important moment for our city," she said.

In a statement, Corley said he understands the decision.

"The position of chief demands one be fully absorbed in the role and I respect the mayor's judgement that this change is in the best interest of the city at this time," he said.

Corley said he will continue on at the department as a sergeant.

Gun violence, despite ongoing efforts to curb it in recent years, remains an issue at a time when the city appears to be on the cusp of a resurgence.

A 12-story tower containing over 200 apartments is being constructed beside the new South Shore Railroad commuter line train station at 11th and Franklin streets.

Construction is expected to begin soon on two similar sized towers containing hotel rooms and condominiums about a mile to the north along U.S. 12 just west of Blue Chip Casino.

A key factor in drawing such investment is the anticipated increase in visitors from a one-way trip to and from Chicago made roughly 30 minutes quicker from construction of a second rail line last year between Michigan City and Gary.

There have also been concerns expressed about crime possibly having a negative impact on the city's future growth potential.

Jack Arnett, executive director of the La Porte County Convention & Visitors Bureau, said the attention given to headlines about a shooting is not something people in the tourism industry want to see.

However, Arnett said the number of visitors in Michigan City continues to go up and surveys from people attending events here strongly indicate they feel safe.

"Our numbers are growing every year and at a high level," he said.

According to police, three men since July have been fatally shot with the latest on Sept. 3 in the 1300 block of Franklin St.

The most recent shooting on Sept. 7 involved a 40-year-old individual shot multiple times in the left leg at the BP gas station at 1302 E. Michigan Boulevard.

Deuitch said the city will work closely with Forker and his leadership team to keep public safety at the forefront of Michigan City's growth, support officers with training and resources to meet today's challenges, strengthen community-police partnerships and enhance communication and transparency.

"This is a new chapter for the Michigan City Police Department. Together, with Chief Forker, our officers and our residents, we will continue working toward a safer, stronger and more vibrant Michigan City," Deuitch said.

All we have to decide is what to do with the time that is given us.
— J.R.R. Tolkien

Deceased individual found in pond in Sawyer

The Chikaming Township Police Department is asking for the public's help with circumstances surrounding a deceased individual who was found in a pond in Sawyer earlier this week.

According to a post from the department's Facebook, at approximately 11 a.m. Monday, Sept. 8, Deputy Chief Roe was dispatched to Arlington Metals in Sawyer, Michigan, following a report of a body discovered in a pond on the property.

"Upon arrival and further investigation, responding units confirmed the presence of a deceased individual," the post stated.

As of Sept. 10, the identity of the individual has not been determined and the circumstances surrounding the death remain under active investigation.

"We ask that anyone who may have information related to this incident contact Deputy Chief Roe at 269-469-3245.," the post said.

The Berrien County Sheriff's Office assisted at the scene. — STAFF REPORTS

FRIENDRAISER TICKETS AVAILABLE

Tickets are still available for the annual Friendraiser to support Friends of the Library programs at the New Buffalo Public Library.

The event is Saturday, Sept. 13, from 7 to 9 p.m. in the Pokagon Room at the library, 33 Thompson St.

Admission is $50 and includes two glasses of wine, light appetizers and an entry to win one of three gift baskets.

Tickets can be purchased at the library, or atwww.newbuffalotownshiplibrary.org/event/the-fol-annual-friendraiser. — STAFF REPORTS

LOCAL INTELLIGENCE New Buffalo Times — SINCE 1942

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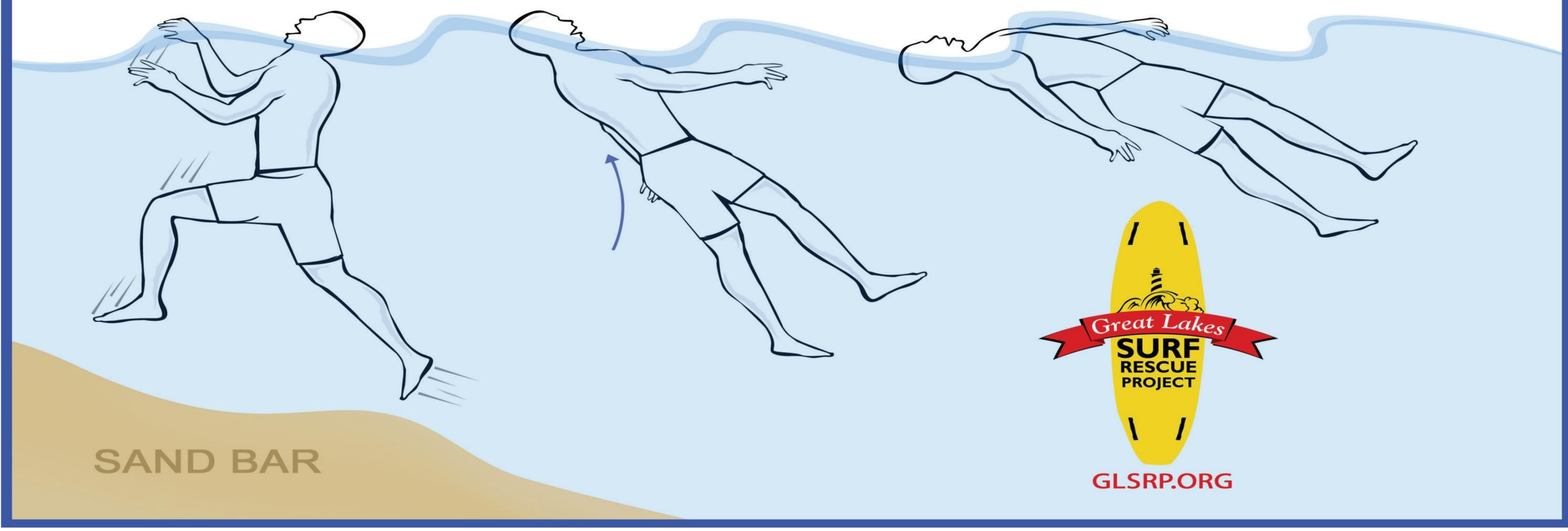

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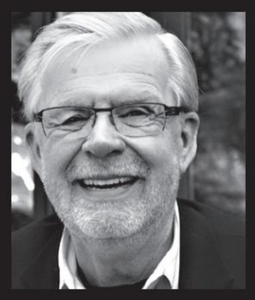
From the Bleachers



COLUMN BY KURT MARGGRAF IN CHICAGO

Some things change while others remain the same.

For those of you who read this column semi regularly, you're probably aware that I'm basically an old school guy, preferring that changes come organically.

When change is initiated by those on the fringes, the opposite fringe quite reasonably resist, dig in their heels, and fight for things to remain the same.

What happens next is predictable, leading to no changes or big changes. All of the small changes that could have been beneficial are skipped over, and the majority lose.

Believe it or not, I'm not making a political statement, although I guess that all things are political in nature.

Let's begin with baseball. The biggest changes have occurred off the field.

In April of 1947, Jackie Robinson played in a game for the Brooklyn Dodgers, ending segregation in Major League Baseball in a move that was long overdue.

In October of 1969, Curt Flood challenged a trade from Saint Louis to Philadelphia. Flood wanted control of where he would play and he won, both in the courts and the court of public opinion. Team owners and players had long been at odds over salaries, with owners having all of the power. Todays free agents owe a tremendous debt of gratitude to Mr. Flood.

Of course, both of these changes were the right and proper things to do.

In my eyes however, the players right to choose where they wanted to play has shifted the power too much toward the players. The last few years have proven to me that baseball needs a salary cap.

The large market teams have the financial ability to outbid all of the small market teams and sign all of the top free agents.

The Los Angeles Dodgers seem to be acquiring most of the best players, but in a wonderful twist of fate, they are struggling to stay in first place in their division and trail the Phillies, Cubs, and Brewers in the National league. The Brewers, a small market team, are ten games ahead of them and even though I don't like them, I do admire their ability to compete.

There are 10 teams that are considered to be in big markets, nine in mid markets and five in small markets, which means that fourteen teams and their fans basically have no chance to win a championship.

The other side of the coin shows that a few players sign contracts worth upwards of six hundred million dollars.

The cost of going to a game has skyrocketed, the league and players are set to have a new collective bargaining agreement before the 2027 season, and banana ball is on the rise.

It's definitely time for a salary cap. Pitch clocks, bigger bases, even automated umpires are nice small changes, but something must be done about the finances.

George Bernard Shaw said, "A life spent making mistakes is not only more honorable, but more useful than a life spent doing nothing."

Be kind. Talk to you next week. Peace, love, and happiness.

It is a big responsibility to headline on pay-per-view. — *Canelo Alvarez*

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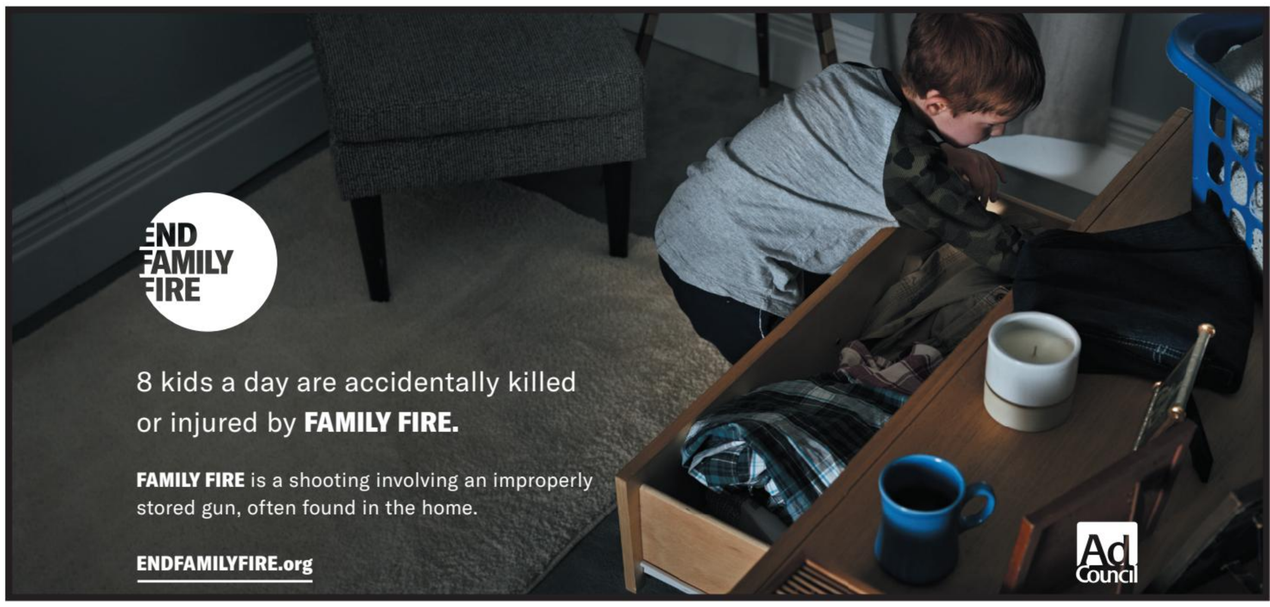
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Acorn Singer/Songwriter Top Three reuniting for encore performance

BY FRANCESCA SAGALA

Kylee Phillips, winner of the 2025 Acorn Singer/Songwriter Competition, said that second place winner Christopher Gold and third runner-up Chris DuPont didn't even leave the competition in July before being invited back for an encore performance by Nikki Guathier, artistic and creative director of The Acorn Center for the Performing Arts.

"So, before we even left the building that night, we were kind of scheming up a return show," she said.

Phillips and DuPont will perform together, with Gold joining them as a special guest, at 8 p.m. Saturday, Sept. 20, at The Acorn.

Per an Acorn press release, Phillips is a Michigan-native vocalist and songwriter of pop music, with "an arresting, emotive, laser-focused voice, and an unrivaled ear for hooks and melodic contour." She has "garnered cult-like acclaim in the Midwest and beyond" since her debut EP, "Long Time Coming."

A tunesmith who's also from Michigan, DuPont has become a "staple figure" in Michigan's folk scene. He's released two albums: "Outlier," which was hailed by music critics as a "life affirming devastator," and "Live in A2." He then sat back down to write what has been described as his "most captivating and unflinching work to date:" "LP Floodplains."

A Kentucky-born songwriter living in Wisconsin, Gold has written and recorded folk songs, country songs, rock and roll songs, and everything in between. Recognized with a Wisconsin Area Music Industry Award for Singer/Songwriter of the Year, Gold has performed at venues like Codfish Hollow, The Majestic Theater and The Barrymore Theater.

Since their wins this summer, Phillips and DuPont, who's Phillips' fiancée, said that they've been doing a lot of shows on their side of the state and collaborative projects, as well as both working on their respective new albums and a new duo EP that will be coming out in the next year or so.

Acorn Singer/Songwriter First Place Winner Kylee Phillips

Acorn Singer/Songwriter Third Place Winner Chris DuPont

Acorn Singer/Songwriter Second Place Winner Christopher Gold

The couple met around 2012 on Ann Arbor's 107.1. After offering to do backup vocals and piano for him, in 2021, DuPont finally let Phillips play a show for him. They've performed at venues like The Ark in Ann Arbor and Evanston Space in Chicago, as well as venues across the Midwest. They released "Big Sky Sessions," their first EP as a duo, in the spring of 2024.

"He leans a little more folk and I lean a little more pop but there's definitely a lot of a shared DNA in what we do...It's a cool sort of Venn Diagram of what we do - our music is different enough, but we complement each other really well," Phillips said.

Despite only meeting him the night of the Singer/Songwriter Competition, it didn't take too long for her and DuPont to realize that Gold was a part of the same musical puzzle as them.

"With Christopher Gold, we definitely had a shared sense of humor right away, he and Chris and I were chatting all night and then when we got to hear each other perform, we were immediately struck by what he does...There's a sense of humor to it (his music) but there's also sincerity, an intelligence to how he writes," Phillips said.

Returning to the scene where their bond was forged is significant, she said.

"The whole staff (at The Acorn) was clearly really invested in what they do and really excited about platforming new artists and that's a really special thing - you don't find that everywhere," Phillips said.

Doors for the Sept. 20 show open at 7 p.m. Tickets are available at acornlive.org. The Acorn is located at 107 Generations Drive in Three Oaks.

For more on DuPont and Phillips, visit www.dupontphillips.com.

988 SUICIDE & CRISIS LIFELINE

Raiders stay undefeated with another comeback victory

BY STAN MADDUX

The Red Arrow Raiders are off to a 2-0 start in the high school football season with another come from behind victory.

The Raiders on Sept. 5 defeated Calvin Christian School from Grandville 32-20 in a home game at River Valley High School.

"It was a great game. There were lots of big plays. Lots of big hits," said Raiders Head Coach Matt Johnson.

The Raiders took the lead early in the first quarter on a 45-yard touchdown pass from Colten Lijewski to Cooper Lynch.

The Raiders didn't score again until late in the second quarter when Lijewski after a first down pass to Lucas Forker took the ball on a keeper 27 yards into the end zone to regain the lead.

Calvin Christian had a chance to score again just before halftime, but Lynch intercepted a long pass near the goal line for the Raiders to go into halftime ahead 14-6.

The Raiders fell behind 20-14 in the third quarter but tied the score on a 78-yard kick-off return into the end zone from Travis James just before the start of the final period.

The Raiders took the lead again on a 30-yard touchdown pass from Lijewski to Lynch and locked up the win on a 12-yard run from Lijewski into the end zone with about four minutes left in the game.

The final touchdown was set up by a 58-yard run from Lijewski on the previous snap.

Lijewski ran for 194 yards on 27 carries and threw for another 193 yards on 19 attempts.

Lynch had seven pass receptions for 120 yards.

On defense, Lynch led the way with 11 solo tackles and assists on two other tackles.

James, Nicholas Wolfe and Keio Trimm combined for another 17 tackles.

Wolfe and Trimm each had a quarterback sack.

The Raiders opened the season with a 20-18 victory over the Twin City Sharks in a game decided by a touchdown pass from Lijewski to Lynch with just over a minute left on the clock.

"The one nice thing about this team is they don't get frustrated. They don't allow themselves to get shaken. They just keep competing," Johnson said.

Johnson said the team also has a lot of players this year who like to deliver hard hits.

"I think we're in a really good spot," he said.

The Raiders play again Friday, Sept. 12, at New Buffalo High School against Bangor, which is also 2-0 on the season.

New Buffalo Community Education Foundation Secretary Brian Williams commends the fields' improvments

Superintendent Adam Bowen speaks on the upcoming improvments

New Buffalo Mayor Vance Price speaks at the groundbreaking

Ground broken on baseball, softball fields renovations

BY FRANCESCA SAGALA

According to New Buffalo High School Athletic Director Matt Johnson, the seeds to renovate the middle/high school's baseball and softball fields were planted years ago.

"This conversation actually started well over 10 years ago in 2014-2015 as a means to try to create a little bit of room between the track and the baseball field because there was no way to get from the baseball field to the other side to get to concessions and bathrooms without walking through the track," he said.

Over the years, the list of desired improvements expanded to include flipping the field and increasing the drainage, Johnson said.

Thanks to a partnership with the school district, the City of New Buffalo, New Buffalo Area Recreational Authority (NBARA) and New Buffalo Community Education Foundation, improvements are now underway after the groundbreaking ceremony at the fields Wednesday, Sept. 3.

New Buffalo Area Schools Superintendent Adam Bowen, who serves as chair of NBARA, said that NBARA was created more than five years ago with the intention of improving the city-owned softball field.

The New Buffalo Community Education Foundation, which was formed this spring, secured the funding through donations that made the artificial turf at the softball field possible. NBARA secured an approximately $270,000 Michigan Department of Natural Resources Passport Grant that will improve access to the park, which will include new sidewalks, bleachers in the softball field that will sit on concrete, ADA compliant dugouts and some lighting.

To cover the match required for the DNR Passport Grant, the city received a Discretionary grant from the Pokagon Fund.

Contractor Geo Surfaces, a Tencate company, will "ensure this facility will serve us for years to come," Bowen said.

The renovations are projected to be completed by spring, in time for baseball and softball season.

The city has leased the softball fields, fields #3 and #4, to NBARA, while New Buffalo Area Schools has leased the district-owned baseball field to NBARA.

"The softball field being located on city property is a powerful reminder of the collaboration that exists here between our schools, our city and other community partners. Together, we're building more than fields - we're building opportunities for our young people to grow, compete and learn lessons that will last a lifetime," Bowen said.

Brian Williams, secretary of the New Buffalo Community Education Foundation Board, said that one of the foundation's goals is to "build partnerships with other nonprofits in the area to enhance opportunities for students of New Buffalo and the community as a whole."

The fields will be utilized not only by the school district's junior and varsity athletes but also by the more than 150 children participating in New Buffalo Youth Sports.

Athletes from the Pony League 14 UTeam with New Buffalo Youth Sports will have a field to play on.

"With the Astro Turf that we're putting down here, we're going to be able to move the bases from 80 feet on the Pony Leagues to 90 feet, which is traditional baseball, and set it up for youth of all ages to enjoy," Williams said.

He said the foundation projects up to one third of the 550 students in the district will utilize the fields through school programs or New Buffalo Youth Sports.

Drawing attention to the pickleball courts, which are crowded in the summer, on Clay Street, Williams said that they feel the improvements are "an investment in social infrastructure" that will "connect students, local citizens and visitors over shared interests."

"The potential for regional youth tournaments, college games and other programming beyond traditional high school uses can be an avenue to make this truly a regional facility that brings new awareness to our city and school district," he said.

As a teacher in the district, New Buffalo City Mayor Vance Price said that he's witnessed firsthand the "hard work and passion student athletes bring to our classroom and field."

It was 40 years ago when he was playing on the field – albeit, for River Valley and not New Buffalo, he said.

"At that that time, I remember being out in right field and being ankle deep in mud and water," Price said, adding that, at that time, right field was where all the "real good athletes" played.

Seeing as how the softball field continues to get pummeled with flooding after the rain, Price said he imagines some star athletes continue to stand in the mud and rain today.

"These fields should be a gamechanger - we should have fewer rain delays, more practice time instead of practice getting called off because of it being flooded and they can't practice there, and we'll have a top-notch surface for our baseball and softball teams," he said.

"It's a huge win for everyone and a real point of pride for our whole community – the whole project is a testament to the hard work and generosity of several groups working together," Price added.

Athletic Director Matt Johnson speaks at the groundbreaking

TICKETS ON SALE FOR MHS' 'FUR BALL'

Michiana Humane Society's spectacular fall FUN-raiser, The Fur Ball, will return to White Oak Farm Venue in Michigan City from 5-8 p.m. CT Friday, Oct. 3.

The Fur Ball returns for second year of dazzling attendees, with a boot-scooting good time party for a great cause. MHS is putting on a Country/Western/Disco mashup that promises something for everyone. If you like a party and want to help shelter pets get a second chance, this is the event for you.

Tickets are $125 and include hearty grub with woodfire pizzas, pulled pork sliders, appetizers, desserts, and an open bar. The evening's entertainment includes dancing to classic disco grooves curated by Arrested Sounds DJ, a special line-dancing session led by the Sunset Coast Country Dancers, live and silent auction and raffle.

For tickets and more information, visit www.michianapets.org. — STAFF REPORTS

PUBLIC NOTICES

NOTICE TO CREDITORS

Estate of Caitlin Walch Tracey, Deceased
Date of Birth: May 29, 1988
State of Michigan
Berrien County Probate Court File No. 2024-0989-DE-R

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Caitlin Walch Tracey, a/k/a Caitlin Willich, of 214 Marx Drive, New Buffalo, MI 49117, died on or about October 27, 2024. Creditors of the decedent are notified that any and all claims against the estate will be forever barred unless presented to Sara A. Senica, Personal Representative, of 12 Longmeadow Village Drive, or to both the Berrien County Probate Court, 811 Port Street, St. Joseph, MI 49085, and the Personal Representative, within 4 months after the date of publication of this notice.
Date: September 11, 2025
By: Sara A. Senica, Personal Representative
Law Office of Sara A. Senica, PLLC
12 Longmeadow Village Drive
Niles, MI 49120
Phone: 269-684-1500

Cornerstone Alliance launches countywide housing study

Cornerstone Alliance has officially launched a comprehensive Housing Needs Assessment for Berrien County in partnership with Bowen National Research, a nationally respected housing analysis firm.

The five-month study is designed to provide countywide data and insights that will drive strategic housing development and help ensure Berrien County is equipped to support both the expansion of existing businesses and the attraction of new employers.

"From long-time industry leaders to small business owners across the county, we're hearing the same thing; our workforce needs more housing options," said Marla Schneider, president & CEO of Cornerstone Alliance. "This study will provide the data needed for municipalities to implement tools and incentives, unlock new opportunities for developers, and position Berrien County as a site-ready region ready to grow."

The study will identify current and projected housing needs across all income levels, focusing specifically on workforce housing that serves households earning between 50 and 120% of the area median income. It will include submarket analyses across eight geographic districts in Berrien County, incorporate input from local municipalities and employers, and evaluate factors such as commuting patterns, rental vacancy rates, affordability, and housing conditions.

"The timing of this study by Cornerstone Alliance is ideal. Housing is a challenge facing nearly every community in the county, including Buchanan," said Tony McGhee, city manager for the City of Buchanan. "With our downtown project slated for completion this fall and new development opportunities on the horizon, partnering on this study gives us valuable, in-depth information about our community. This will help us attract the best developers and the highest-quality projects, which is a tremendous benefit for the city and our surrounding townships."

Directly supporting goals outlined in Cornerstone Alliance's Strategic Action Plan, the project includes the activation of housing development through public-private partnerships, the creation of a dedicated housing resource within the organization, and the advancement of zoning and development strategies that improve access to attainable housing.

Findings will be made publicly available when the study is complete in December 2025.

Several stakeholders, including the Area Agency on Aging, Inc., Berrien Community Foundation, Corewell Health Lakeland Hospitals, Mno-Bmadsen, The Pokagon Fund, United Way of Southwest Michigan, and the Whirlpool Foundation, have committed to funding the study and are helping to shape the future of housing availability in our collective community.

"We're grateful to our partners who recognize that housing is not just a social issue; it's an economic one," said Schneider. "If we want to retain talent, fill jobs, grow our population, and compete for investment, we need a clear and collaborative plan to meet our housing needs."

Stakeholder municipalities include the cities of Buchanan, New Buffalo, and Niles; the villages of Stevensville and Three Oaks; and Chikaming, New Buffalo, and Three Oaks townships.

"The leaders in our communities—township supervisors, municipal managers, city councils, planning commissioners, and others—are the ones shaping the future of housing at the local level," said Dan Petersen, executive director of The Pokagon Fund. "The Pokagon Fund supports this assessment as it will help equip community leaders in places like New Buffalo, Chikaming Township, and Three Oaks with the data and tools they need to make informed, strategic decisions and move forward with greater clarity and confidence to enable development that aligns with their local goals."

Cornerstone Alliance will use the study results as a springboard to:

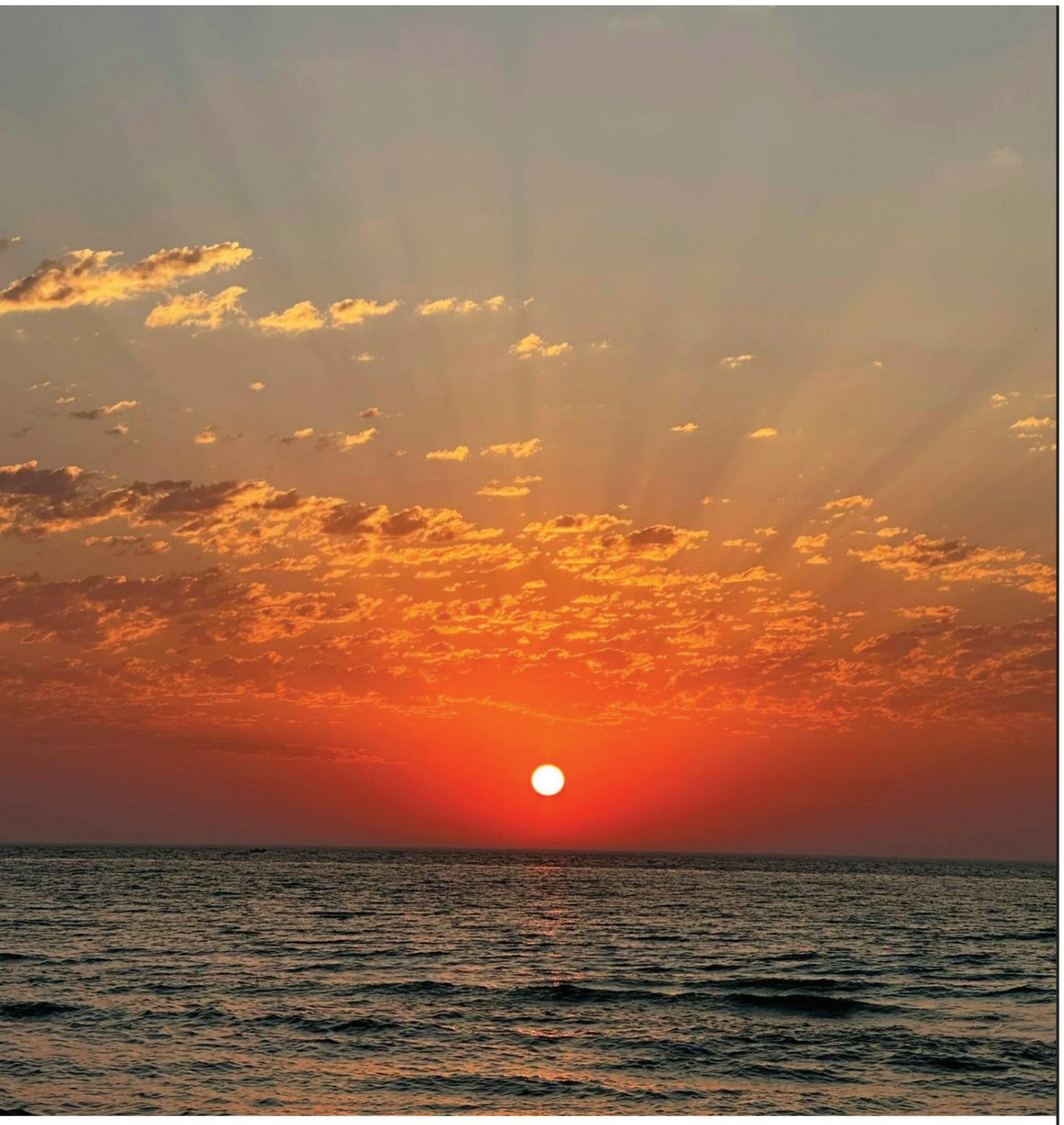
- Launch a dedicated housing resource within the organization.
- Assist municipalities in interpreting the data and identifying priority development sites.
- Engage developers through a countywide Developer Day event occurring on Oct. 9.
- Recommend tools and incentives that support mixed-income housing options.

"This is a pivotal moment," said Schneider. "By the end of the year, we'll have a shared, data-driven foundation that empowers every community in Berrien County—urban, rural, and lakeshore alike—to move forward with confidence and clarity."

For more information about Cornerstone Alliance and its Housing Needs Assessment, visit www.cstonealliance.org.

Cornerstone Alliance is the leading economic development organization dedicated to fostering growth and prosperity in Michigan's Great Southwest. Through strategic initiatives and collaborative partnerships, Cornerstone Alliance drives innovation and opportunity, positioning the region for sustainable economic success. As the leading advocate for the local business and development sector, Cornerstone Alliance delivers tailored business assistance across Berrien County.

— STAFF REPORTS



The Solar Hourglass

PHOTO BY KRISTIN E. FATOUROS

Each evening, the horizon turns into an hourglass of light. The sun pours downward grain by grain, scattering colors into the sky—amber, rose, and violet shift like sands of time. We are invited to pause, to witness the slow slide of brilliance into shadow.

Science tells us this beauty comes from Rayleigh scattering, where shorter wavelengths of blue light are filtered out, leaving us to see the warm hues. Yet beyond the science, sunsets remind us that endings are not abrupt—they are gentle transitions, measured and glowing.

To stand in this moment is to stand between worlds: the bright certainty of day and the vast mystery of night. Watching the light descend through the horizon's glass, we remember that time, too, is both fleeting and infinite..

Sunset Series by New Buffalo Times*: Inspired by Light & Science*

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Drunk driver tells officer to look for 'real criminals'

BY STAN MADDUX

A man seems to think his alleged drinking and driving is not a crime even after he nearly collided with another motorist in La Porte.

During his Sept. 3 arrest for operating while intoxicated, Brandon Mansfield told the officer he should look for "real criminals" instead, according to La Porte County Police.

His alleged blood alcohol level was .296 percent or nearly four times the legal limit.

About 7 p.m., the 33-year-old Mansfield was eastbound on Johnson Road at 300 North when reported to 911 as a reckless driver by another motorist.

A responding officer after pulling behind Mansfield observed him veer over the center line several times and almost strike an oncoming vehicle on Severs Road near Indiana 39.

After the officer activated his lights and siren, Mansfield didn't pull over but stopped completely in the eastbound lane.

Police said Mansfield also told the officer he "should protect the community instead of taking an innocent person" and blamed the government for "just wanting to make money from people."

The charge was upgraded to a Level 6 felony due to him having a prior OWI conviction from 2021.

Prison worker accused of smuggling for money

BY STAN MADDUX

A prison worker from the Chicago area is accused of accepting large sums of money from inmates to bring them marijuana on numerous occasions.

Jessica Chalupa, 34, is charged in La Porte Circuit Court with Level 5 felony bribery and Class A misdemeanor trafficking with an inmate.

According to court documents, the investigation triggered by an anonymous tip revealed Chalupa was a kitchen supervisor at Westville Correctional Facility and helped by an inmate kitchen worker to bring marijuana inside.

The evidence includes 37 transactions on her cash app account with three inmates totaling more than $10,000 in exchange for the marijuana, authorities said.

The investigation also turned up text messages between Chalupa and her inmate co-worker in the kitchen, including one of her holding a wad of money in front of the steering wheel of her vehicle, according to court documents.

Authorities said Chalupa, initially, denied the allegations when confronted by prison investigators in late August, but when pressed further her response was "if you already know, then why are you asking me?"

The woman from Sauk Village, Illinois, could face as much as six years on the most serious count.

LOCAL INTELLIGENCE New Buffalo Times — SINCE 1942 —

A Writer's Life...

DURING THE GOLDEN AGE OF TELEVISION ANIMATION

BY JACK OLESKER

Time marches on...

Have you ever seen a circa 1940s movie that suggests the passage of time by pages falling off a calendar? It might be the days of the week or months or even years. For those not in the entertainment industry unfamiliar with its sometimes curious jargon, that's called a montage.

It was like that when I got back from Cleveland. Care Bears was running like a well-oiled machine. Jean was happy, as were Andy, Kevin and Lori. One of the numerous values I knew I offered was time – as in: If I was doing my job, they didn't have to take time out of their schedules to oversee me.

Andy was constantly on the phone or in meetings making deals. Jean was analyzing the creative aspects of new opportunities. Lori was supervising story editors and an army of artists who labored on a number of DIC series. And Kevin was moving DIC's series through production.

With everything going smoothly, Howard and me writing Care Bears scripts, and scripts coming in from Jack Hanrahan, Eleanor Burian Mohr and other writers, calendar pages fell off one after another as weeks and then months passed with ease. 1984 turned into 1985.

But in the back of my mind I knew we were approaching the end of the season. I was out of DIC's business loop so I didn't know if we'd get picked up for another season of Care Bears and, if we didn't, what would I be doing then?

I kept bearing down on the scripts, but I felt like I needed a distraction. It came late on an October afternoon when Lori walked into my office with an impish look on her face that I'd come to know well. "What?" I asked. "What?!"

I didn't understand how Lori intuitively knew what writers wanted and needed. I supposed it came from working with so many writers for so long. Still, I thought it helped her that she had an empathetic nature, which she surely did. Which was why she was smiling that fall afternoon as she told me tells a number of L.A. studios had formed an Entertainment Softball League and she wanted to know if I was up for it.

I blinked and I was on a baseball diamond a few blocks from the studio. It was a crisp night, a ragtag group from DIC's different departments practicing, chucking the ball around and hitting line drives. Standing on the pitcher's mound, I was the only DIC writer. Lori was behind home plate, guarding it like a mama grizzly protecting her cubs.

Mike Stokey, the guy from Word Processing that had grated on me — the feeling mutual I'm sure – was doing a masterful job at shortstop. Linda Levin from Merchandise, rumored to have served on an Olympic rowing team, covered second.

As a couple hours passed we started to jell. Players cracked jokes, good-naturedly needled or encouraged each other. Mike finally grinned as I increased my pitching speed, fanning several players, Mike calling, "Take it easy, Jacky. No scouts from the Dodgers around here!" I call back, "I gotta be me, 'Stoke'."

There were some laughs at the comments. No one had ever called me 'Jacky' before. For some reason it sounded good coming from Mike. I was glad we at least broke the ice on that chilly night. "All work and no play makes 'Jacky' a dull writer..."

HOROSCOPE

SEPTEMBER 11-17, 2025

AS INTERPRETED BY SANDY "STAR" BENDT

ARIES MARCH 21—APRIL 19

You will feel like things are moving at rocket speed this week and many areas of your life will require attention. At work there is no sign of things slowing down and at home the chores will be piling up. Absent mindedness may be a problem so be sure to write things down.

TAURUS APRIL 20—MAY 20

There is a nice playful energy coming at you this week. Take advantage of it by going to discussions or presentations that coincide with your hobbies or quirky interests. Don't worry if your partner or friends don't want to tag along. Going alone opens the door to making new friends.

GEMINI MAY 21—JUNE 21

Feeling secure and stable will be very important this week. Anything that creates uncertainty or people who try to destabilize your world will be in for a surprise this week. You are looking for a deeper commitment now and won't tolerate halfhearted promises. All or nothing, baby.

CANCER JUNE 22—JULY 22

This is a great time to learn something new or start a research program. You will be very mentally active and will get a lot from reading, writing and interviewing historical figures. You will make interesting connections that others may miss or overlook.

LEO JULY 23—AUGUST 22

Your earning ability and value consciousness are on the rise this week. The important thing is to spend less and increase your savings during this boon. If you do have to spend money spend it on furnishings for the home. You will get any home or family issues worked out this week.

VIRGO AUGUST 23—SEPTEMBER 22

This week you will be especially strong willed and may need some extra space or time for your projects. Let the people around you know that you need freedom to do and say the things that inspire you right now. It's not that you want to be alone, you just don't want to be weighed down.

LIBRA SEPTEMBER 23—OCTOBER 22

You will feel like pulling back and focusing more on yourself than others this week. This may bother those close to you but if you take the time to touch base before you disappear you'll have less explaining to do later. Honor taking down time and recharging your batteries.

SCORPIO OCTOBER 23—NOVEMBER 21

Your ability to organize events and find people will be sought after this week. Whether you are asked to organize a trip, prepare for a party or find an old friend your hounddog like skills will win you brownie points with others. You know how to pull people out of hiding.

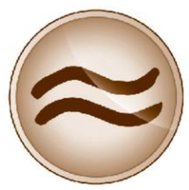
SAGITTARIUS NOVEMBER 22—DECEMBER 21

This is a great week to polish your image and increase your public influence. Opportunities to build up your goals will take shape now so be sure to formalize ideas, draft those important contracts and make those call backs. Don't shy away from hard work or smudge over details.

CAPRICORN DECEMBER 22—JANUARY 19

Your mind will be sharp and extra inquisitive this week. Engage in things that have a historical element or scholarly overtone to make the most of your curiosities. Perhaps a ghost tour or library presentation on a historical work will satisfy your intellectual urges.

AQUARIUS JANUARY 20—FEBRUARY 18



Deal with any intense feelings you have. Do not disregard negative emotions or try to smooth things over for the sake of ending disagreements. Working things out may require some long conversations and saying things that make you uncomfortable, but you can do it.

PISCES FEBRUARY 19—MARCH 20

Dive into your relationships. You may have been shying away from getting close or sharing personal information but this week it's important you open up and let others get close to you. Your social life has the propensity to grow and blossom now. Don't hold that back any longer.

The secret of genius is to carry the spirit of the child into old age, which means never losing your enthusiasm. — *Aldous Huxley*

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Sudoku

Fill in the grid so that every row, column and 3x3 box contains the numbers 1 through 9.

7			9					6
			2	7				
	6				3			2
	9				8	7	2	
	5						8	
6			1				9	3
	8					1		
				8				
3					2			

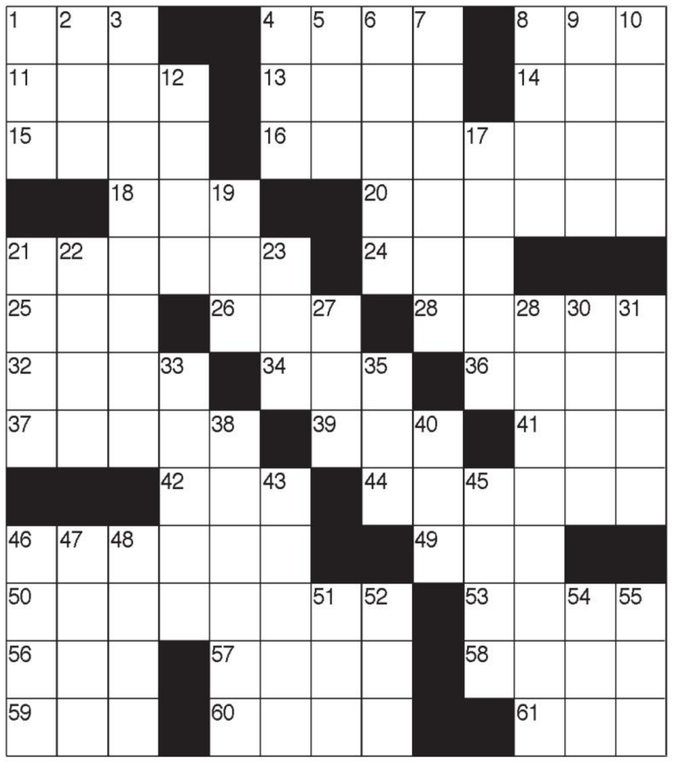
CROSSWORD PUZZLE

ACROSS

1 Lou Gehrig's disease (abbr.)
4 Defensive ditch
8 Anglo-Saxon letter
11 Poverty
13 Kemo ____
14 Hemp shrub
15 Hillside (Scot.)
16 Dowdy
18 Public Roads Admin. (abbr.)
20 Bits
21 Transpire
24 Long ago
25 Whenever (in prescrip.)
26 Related by blood
28 Tidal bore
32 Period of denial
34 Measure of quantity (abbr.)
36 Sediment
37 Star in Perseus
39 Council for Econ. Advisors (abbr.)
41 Nat'l Basketball Assn. (abbr.)
42 Strike
44 Gift (Fr.)
46 Becomes
49 Remote
50 Depots
53 Son of Loki
56 California (abbr.)
57 Crude metals
58 Young bull: Brit.
59 School organization (abbr.)
60 Votes
61 Environmental Protection Agency (abbr.)

DOWN

1 Air waybill (abbr.)
2 Malay gibbon
3 Nibbling
4 Master of Science in Forestry (abbr.)
5 Hand propeller
6 Maltreat
7 Synagogue
8 Heroic
9 Twilight
10 Exclamations of doubt
12 Manmade protective mound
17 Foot lever
19 Rom. bronze
21 Haw. dance
22 Brother of Cain
23 Var. of Nicholas
27 Board of War Communications (abbr.)
29 Produce
30 Var. of Rebecca
31 Son of Isaac and Rebekah
33 Book of the Apocrypha
35 Detective
38 Liquid medicinal preparation
40 Army Air Forces (abbr.)
43 Skin disease
45 In (Fr.)
46 Brotherhood of Sleeping Car Porters (abbr.)
47 State (Fr.)
48 FDR's dog
51 Marshal of Napoleon
52 Selective Service System (abbr.)
54 Run-of-paper (abbr.)
55 Estimated time of arrival (abbr.)



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To Your Health

COLUMN BY KAREN EDWARDS ND

INFLAMMATION – THE ROOT OF DISEASE

Inflammation is an essential process that serves as the body's first line of defense against injury, harmful pathogens, and irritants. While acute inflammation is crucial for healing and recovery, chronic inflammation can lead to a variety of diseases, including cancer, diabetes, cardiovascular disorders, and autoimmune conditions.

Chronic inflammation is a side effect of something gone wrong in your body's attempt to repair itself. Thisprolonged state of inflammation can last a very long time if not addressed correctly. It can start due to infection, obesity, high blood pressure, or any bacteria, fungal issue or virus. In autoimmune issues, the body is mistakenly attacking itself, leading to chronic inflammation.

Other conditions that cause chronic inflammation is exposure to toxins, pollutants, and allergens. Lifestyle factors like smoking, excessive alcohol consumption, lack of physical activity, and poor diet also increases the risk of chronic inflammation.

Targeted medications such as Non Steroidal Anti inflammatory drugs (NSAID's) can suppress specific inflammatory pathways. Often times someone may be given Corticosteroids like prednisone to reduce inflammation. This may temporarily reduce some pain, but it does not cure it. It can lead to recurring inflammation as the medication wears off and the chronic conditions persist. Over use of these drugs can cause damage and more inflammation in the long run.

What do all of these conditions have in common? High acidity in the body. High acid in the body can create tissue damage causing this inflammation. Your body has to work harder to neutralize its acidic state buffering the PH levels.

Inflammation itself is not a disease. However, it is now being treated like one and medicines prescribed. More Rx added to an already inflamed body is not going to reverse it. There are ways to help combat the negative effects of inflammation. Anti-inflammatory, alkaline foods can benefit, but it is also important to rid what is causing these inflammatory responses in your body.

Add more Fruits, vegetables, greens, apple cider vinegar, sprouts, beans, and raw nuts and seeds. Get your body moving and drink lots of pure water to flush out the high acids. Herbs like turmeric and ginger are great for helping the body rid the heat and add more circulation. Hot cold therapies and massage is also great ways to help fight chronic inflammation.

To help alleviate an acidic state within your body, avoid foods that contain sugar, artificial sweeteners, gluten, refined grains and dairy products. Yes, dairy is high on the list of acid causing foods. Polyunsaturated oils (PUFAs) are also extremely damaging to tissue and cause inflammation. It is not oils that the body recognizes. These are corn, soybean and canola oils specifically. These are found in most packaged and refined foods. Read your ingredients of any label to rid these in your diet. Stick with natural oils like olive, sesame and avocado.

Finding the underlying cause and addressing it nutritionally, is far better than using band aid treatmentsand adding to the chronic inflammation. Treating the symptom rather than the cause is our best way to better health.

PET OF THE WEEK

BUDDY

This little guy could, and should, be your next "bud". Buddy weighs in around 40 pounds, is neutered, and his vaccinations are up-to-date. He is very polite, and would prefer a quiet home, maybe with smaller dogs his size and cats. His love for you will only grow, and is available to foster or adopt. Buddy loves his stuffed animals, and loves to go for walks and runs. His adoption fee is sponsored to an approved applicant. Make Buddy part of your home today.

AVAILABLE AT THE MICHIANA HUMANE SOCIETY

LOCAL INTELLIGENCE
New Buffalo Times
— SINCE 1942 —

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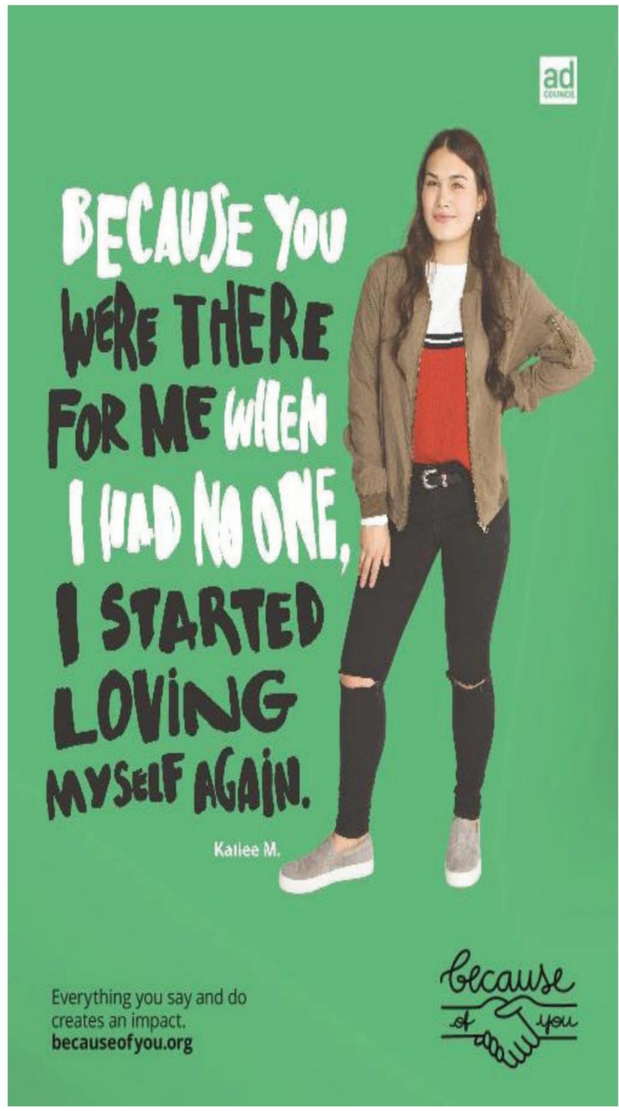
ad COUNCIL
BECAUSE YOU WERE THERE FOR ME WHEN I HAD NO ONE, I STARTED LOVING MYSELF AGAIN.
Katiee M.
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New Buffalo graduate opens auto, marine detailing business

BY FRANCESCA SAGALA

Avery Lonske installs racing stripes to a car at DrShine Detailing

Those who live in or visit the area and want to keep their cars or boats looking in tip-top shape should look no further than DrShine Detailing in New Buffalo.

A 2022 graduate of New Buffalo High School and lifelong New Buffalo resident, owner and CEO Avery Lonske said he got his start with cars three and a half years ago. After working at Lowe's toward the end of high school, he got a Mustang in honor of his girlfriend's father passing away.

"I started working on that and getting more into cars and I kind of realized, 'I enjoy doing this and there's profit in this area,'" Lonske said.

While working at Lowe's, Lonske found himself observing ways he could "tweak" ways they do business.

"I decided I don't really enjoy what I'm doing here but I enjoy the business side of things, and I enjoy working on cars, so I combined the two," Lonske said, adding that it was a couple of weeks ago when he devoted himself full-time to his business.

For the first six months, DrShine Detailing was mobile. After securing a garage for a while, it returned to mobile. A friend who owns a business let him use his shop over the winter while the Buffalo Street location was redone.

Lonske said that DrShine Detailing specializes in auto and marine detailing. Lonske is partnered with Tinybot Vinyl, which is a vinyl paint protection film and window tint company and is a certified System X ceramic coating installer.

His base services, Lonske said, start at "perfection level."

"Everything's getting cleaned, steamed, shampooed – you're going to get it better than new to showroom new condition vehicle, it's going to look like you just picked it up off the floor," he said.

Regarding the exterior, Lonske said everything gets treated, with the clear coat getting waxed and clay barred. Also offered are paint corrections, which are a staple for ceramic coatings, that clear up any scratches or marring on the clear coat. Regarding vinyl wrappings, Lonske said that customers can choose from more than 300 colors with which to wrap their vehicle or boat. For yachts and boats, Lonske offers buffing and waxing and maintenance detailing. Mold removal, seat repairs and refabrication of upholstery and boats are also offered.

Lonske said he tackles all types of cars or boats or yachts, from "brand new to old, to dirty to clean."

"I've worked on anything from a Crown Vic that had a broken rear window that sat in storm rain for a week and made that perfectly brand new all the way to a 2024 Porsche with 3,000 miles on it," he said.

Lonske said he's amassed a good number of clients, from those who have year-round homes in New Buffalo and Michigan City all the way up into St. Joseph, Michigan, to clients with second homes.

A self-proclaimed "big car guy," Lonske said he's a fan of Porsches, Mercedes and especially Mustangs.

"After getting skilled to the level I wanted to be at in the automotive area, I started getting told about boats," he said, adding that he got his start on boats at Service 1 Marine in New Buffalo.

Seeing the finished product is the best part of the job, Lonske said, as well as the satisfied looks on his customers' faces.

"I'm a fan of the results that I can produce – that's where I get my enjoyment, seeing the before and after," he said.

DrShine Detailing is located at 135 E. Buffalo Street in New Buffalo.

For more information, visit www.drshinedetailing.co or call 269-405-0161

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